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DOCUMENT PREPARED BY
AND AFTER RECORDING
TO BE RETURNED TO:

Richard Skrodzki, Esq.
Goldstein, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, IL 60521-6483



Common Address:

Market Street and Archer Ave.
Willow Springs, IL 60480

(For Recorder's Use Only)

STATE OF ILLINOIS)
) S.S.
COUNTY OF C O O K)

CERTIFICATION

I, Sue M. Fredrickson, do hereby certify that I am the duly appointed and presently acting Village Clerk of the Village of Willow Springs, Cook County, Illinois; that the copy attached hereto is a true, correct and complete copy of Ordinance No. 99-0-46, passed and approved by the Acting Village President and Board of Trustees of the Village of Willow Springs on the 11th day of November, 1999, entitled:

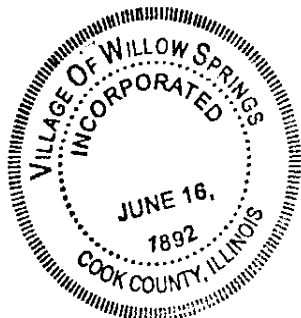
"AN ORDINANCE APPROVING FINAL PLANS AND GRANTING A SPECIAL USE FOR PHASE I OF A MIXED-USE PLANNED UNIT DEVELOPMENT WITHIN THE VILLAGE CENTER PLANNED DEVELOPMENT (VC-PD) DISTRICT (HERITAGE RENAISSANCE PARTNERS) "

as appears from the records of said Village; and I do further certify that I am the keeper of the papers, entries, records, resolutions and ordinances of the Village of Willow Springs.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Village Clerk of the Village of Willow Springs, and have hereunto affixed the seal of the Village, the 11th day of November, 1999.

SUE M. FREDRICKSON, Village Clerk
Village of Willow Springs,
Cook County, Illinois

(SEAL)



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VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS

ORDINANCE NO. 99-0-46

AN ORDINANCE APPROVING FINAL PLANS AND
GRANTING A SPECIAL USE FOR PHASE I OF A MIXED-
USE PLANNED UNIT DEVELOPMENT WITHIN THE
VILLAGE CENTER PLANNED DEVELOPMENT (VC-PD)
DISTRICT (HERITAGE RENAISSANCE PARTNERS)

VILLAGE OF WILLOW SPRINGS
Cook County, Illinois

Published in pamphlet form this 11th day of November,
1999, by authority of the Acting Village President and
Board of Trustees of the Village of Willow Springs, Cook
County, Illinois.

VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS

ORDINANCE NO. 99-0-46

AN ORDINANCE APPROVING FINAL PLANS AND
GRANTING A SPECIAL USE FOR PHASE I OF A MIXED-
USE PLANNED UNIT DEVELOPMENT WITHIN THE
VILLAGE CENTER PLANNED DEVELOPMENT (VC-PD)
DISTRICT (HERITAGE RENAISSANCE PARTNERS)

WHEREAS, Applicant, Heritage Renaissance Partners, L.L.C., an Illinois Limited Liability Company, has filed an application for approval of final plans and for a Special Use for Phase I of a mixed-use Planned Unit Development within the Village Center Planned Development (VC-PD) District (hereinafter referred to as the "Project") on real estate legally described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Real Estate"), which Real Estate consists of approximately 27.5 acres which is generally bounded by Archer Avenue on the south, the G. M. & O. Railroad (Illinois Central) right-of-way on the north, Colonel Avenue on the west and approximately 450 feet east of Rust Street on the east, but excluding the first line of properties west of Cliff Street and excluding certain properties east and west of Rust Street along Archer Avenue; and

WHEREAS, following publication of a Notice of Public Hearing in the DesPlaines Valley News, a newspaper of general circulation within the Village of Willow Springs on April 22, 1999, the Village of Willow Springs Plan Commission held a public hearing on the Applicant's request on May 18, 1999, and also on June 1, 1999, to consider preliminary approvals of Phase I and this Village Board approved the preliminary plans by Ordinance No. 99-0-30 on June 24, 1999; and

WHEREAS, the Plan Commission extensively reviewed final plans at its meeting on October 19, 1999, and filed with the Village Board its report of recommendations on the Project, dated October 26, 1999, a copy of which is attached hereto, marked Exhibit "B" and incorporated herein by reference; and

WHEREAS, on October 28, 1999, Applicant made a presentation before the Acting Village President and Board of Trustees at its regularly scheduled Village Board meeting and the Acting Village President and Board of Trustees are desirous of granting final approval to Applicant's Project, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE ACTING VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Preambles. The preambles hereto are made a part of, and made operative provisions of this Ordinance, as if completely and fully recited in length herein.

Section 2. Findings of Fact. That the findings contained in the recommendations of the Plan Commission of this Village, dated October 26, 1999, attached hereto as Exhibit "B," are incorporated herein by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. This Board of Trustees further finds that the proposed Project as set forth on the "Approved Final Plans" (as hereinafter defined in Section 3) is in the public good and in the best interest of the Village and its residents and is consistent with the goals of the Village Center Redevelopment Plan and Project and is consistent with and in conformance with and will foster the purposes and spirit of the Village's Comprehensive Plan and the VC-PD District regulations of the Village.

Section 3. Approval of Final Plans for Phase I of the Project. Subject to the conditions set forth in Section 5 below, the Final Plans listed and described on Exhibit "C" attached hereto and incorporated herein by reference, are hereby approved. Said Approved Final Plans as listed and described on Exhibit "C" attached hereto, are hereinafter and hereinabove referred to as the "Approved Final Plans".

Section 4. Special Use for Planned Unit Development Granted. Subject to the conditions set forth in Section 5 below, a Special Use Permit for Planned Unit Development in accordance with the Approved Final Plans is hereby granted to Applicant for the Real Estate legally described on Exhibit "A" attached hereto. Accordingly, the Real Estate is hereby classified and re-zoned as a Special Use Planned Unit Development within the Village Center Planned Development (VC-PD) District.

Section 5. Conditions to the Approval of the Approved Final Plans. The approval of the Approved Final Plans as set forth

in Section 3 above, and the Special Use Permit granted in Section 4 above, are hereby conditioned upon the following being completed prior to the commencement of construction, including any infrastructure work within the Real Estate:

A. Applicant, or Applicant's nominees, being the Owner(s) of Record of the Real Estate which is the subject of Phase I of the Project in order that a final Planned Unit Development/Plat of Subdivision Plat may be executed by the Owner(s) of Record and recorded with the Cook County Recorder of Deeds;

B. The Approved Final Plans being consistent with the Teska Associates, Inc. Memorandum, dated October 27, 1999, and the Hoefflerle-Butler Engineering, Inc. Memorandum, dated October 11, 1999, attached as exhibits to Exhibit "B" attached hereto, and the Teska Associates, Inc. Memorandum, dated November 11, 1999, a true and accurate copy of which is attached hereto, marked Exhibit "D" and incorporated herein by reference, except as may have been modified by the Village Board;

C. Final approval by the Village Engineer and any other governmental agencies or entities having jurisdiction thereof of all engineering plans for the Project, including all necessary traffic and roadway improvements that may be required by the Illinois Department of Transportation pertaining to Archer Avenue;

D. Applicant's compliance with the terms and conditions of that certain Redevelopment Agreement between the Village of Willow Springs and Applicant, dated September 9, 1999, as may be amended from time to time;

E. To the extent that the Village secures grant or state aid funds for items to be completed by Applicant on the Approved Final Plans, such as the bike paths or other such improvements which may be the subject of grants or state aid, Applicant, rather than being reimbursed for such funds, agrees to the use of such funds to bury utility lines along Archer Avenue and Colonel Street at those areas not currently required to be buried as part of the Approved Final Plans and Special Use Planned Unit Development. Additionally, Applicant and Applicant's successors, agents, contractors and representatives shall cooperate with the Village to provide any documentation needed to assist the Village to secure such grants or aid;

F. Compliance with all Village Codes and Ordinances, including, but not limited to, Subdivision Ordinances and School and Park Fee Ordinances in connection with residential development; and

G. Continuing reimbursement to the Village from Applicant of such professional fees, including, but not limited to

engineering, planning and legal as the Village Board shall deem appropriate and as may be required in the Redevelopment Agreement referred to in sub-paragraph D above.

Section 6. Repeal. That all ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed insofar as the conflict herewith.

Section 7. Effective Date, Publication. That this Ordinance shall become and be effective immediately upon its passage, approval and publication in the manner provided by law. It is ordered that publication of this Ordinance be made by duplicating thereof in pamphlet form, said pamphlets to be deposited in the Office of the Village Clerk of the Village of Willow Springs, for general distribution.

PASSED this 11th day of November, 1999.

Sue M. Fredrickson
Village Clerk

VOTING AYE: Anderson, Bartone, Carr, Mammella, Muscolino + Nawaczyk

VOTING NAY: None

ABSTAIN: None

ABSENT: None

APPROVED this 11th day of November 1999.

Terrence Han
Acting Village President

PUBLISHED and DEPOSITED in my office this 11th day of November, 1999.

Sue M. Fredrickson
Village Clerk

PARCEL 1 (PI No 18-33-309-016):

LOT 8 IN RUST SUBDIVISION IN THAT PART OF LOT 3 IN ESTATE OF GEORGE BEEBE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT 19219716, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (PI No 18-33-309-027):

THAT PART OF LOT 2 LYING NORTH OF THE CENTER OF ARCHER ROAD IN THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE RIVER, OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1890 IN BOOK 43 OF PLATS, PAGE 2 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 601.68 FEET FOR THE POINT OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 135 FEET; THENCE SOUTHERLY AT AN ANGLE OF 82 DEGREES 21 MINUTES 38 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED, 195.78 FEET, MORE OR LESS, TO THE CENTER OF SAID ARCHER ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ARCHER ROAD 210 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 328.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 535.93 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 148 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE OF LOT 2 A DISTANCE OF 655.79 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 2 A DISTANCE OF 190.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING); (EXCEPT THAT PART TAKEN FOR CONDEMNATION BY DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 82L4226); IN COOK COUNTY, ILLINOIS.

PARCEL 3 (PI No 18-33-309-017):

LOT 9 IN RUST SUBDIVISION IN THAT PART OF LOT 3 IN ESTATE OF GEORGE BEEBE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT 19219716, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 2 LYING NORTH OF THE CENTER LINE OF ARCHER ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 535.93 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 148 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE OF LOT 2, A DISTANCE OF 655.79 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT 2; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 2, A DISTANCE OF 190.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN THE PLAT OF ESTATE OF GEORGE BEEBE, (DECEASED) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTH OF CHICAGO AND ALTON RAILROAD AND THE FRACTIONAL SOUTHWEST 1/4 NORTH OF 90-FOOT LINE OF CANAL OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5 (PI No 18-33-309-008):

THAT PART OF LOT 2 IN SUBDIVISION BY HEIRS OF GEORGE BEEBE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 601.68 FEET FOR A POINT OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO LAST DESCRIBED LINE 135 FEET; THENCE SOUTHERLY AT AN ANGLE OF 82 DEGREES 22 MINUTES 38 SECONDS TO THE RIGHT WITH LAST DESCRIBED LINE EXTENDED, 195.78 FEET, MORE OR LESS, TO THE CENTER OF ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ARCHER AVENUE 110 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 328.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES, AS SHOWN IN DOCUMENT LR 3250893; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6 (PI No's 18-33-303-001 thru 003 & 305-001 thru 003):

LOTS 14, 15, 16, 17, 18 AND 19 ALL IN GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" IN OWNERS' SUBDIVISION OF LOT 4 & PART OF LOT 3 OF SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PARCEL OF LAND LYING NORTH OF THE EASTERLY PROJECTION OF THE SOUTHERLY EDGE OF MARKET STREET AS SAID STREET IS LAID OUT IN GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" OF OWNERS' SUBDIVISION OF LOT 4 AND PART OF LOT 3 IN SUPERIOR COURT PARTITION OF LAND OF THE ESTATE OF GEROGEE BEEBE, DECEASED, FILED ON SEPTEMBER 6, 1927 AS LR370226 AND CONTAINED IN THE FOLLOWING DESCRIBED TRACT:

THE NORTH 6.54 ACRES OF THAT PART OF LOT 3 LYING NORTH OF ARCHER ROAD (EXCEPT THAT PART THEREOF CONVEYED TO ARABELLA SHERWOOD BY DEED RECORDED JULY 7, 1894 AS DOCUMENT 2070271) IN THE PLAT OF THE ESTATE OF GEORGE BEEBE, DECEASED, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND ALTON RAILROAD RIGHT OF WAY AND THE FRACTION OF THE SOUTHWEST 1/4 OF SECTION 33 AFORESAID, LYING NORTH OF THE NORTH 90 FOOT LINE OF THE ILLINOIS AND MICHIGAN CANAL ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1890 AS DOCUMENT 1251760, IN BOOK 43 OF PLATS, PAGE 2, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8 (PI No's 18-33-309-018 thru 020):

LOTS 10, 11 AND 12 IN RUST'S SUBDIVISION OF PART OF LOT 3 IN ESTATE OF GEORGE BEEBE. A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT 19219716, IN COOK COUNTY, ILLINOIS.

PARCEL 9 (PI No's 18-33-309-021 & 022):

LOTS 13 AND 14 IN RUST SUBDIVISION OF PART OF LOT 3 IN THE ESTATE OF GEORGE BEEBE (DECEASED), A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10 (PI No's 18-33-305-004 thru 008):

LOTS 9, 10, 11, 12 AND 13 IN GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" OF OWNERS' SUBDIVISION OF LOT 4 AND PART OF LOT 3 IN SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 29, 1927 AS DOCUMENT 9633275, IN COOK COUNTY, ILLINOIS.

LOT 13 IN RUST SUBDIVISION OF PART OF LOT 3 IN THE ESTATE OF GEORGE BEEBE (DECEASED), A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT 19219716 AS TO THAT PART FALLING NORTH 150.15 FEET SOUTH 328.06 FEET EAST 1183.31 FEET, IN COOK COUNTY, ILLINOIS.

PARCEL 12 (PI No's 18-33-308-001 thru 004):

LOTS 5, 6, 7 AND 8 ALL IN GEORGE B. SHERWOODS SUBDIVISION OF LOT "A" OF OWNERS SUBDIVISION OF LOT 4 AND PART OF LOT 3 OF THE SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 28, 1927 AS DOCUMENT NO. 9633275 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ARCHER AVENUE AND THE EAST LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF ARCHER AVENUE 30.70 FEET FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID NORTH LINE OF ARCHER AVENUE 108 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 150 FEET TO THE NORTHERLY LINE OF ARCHER AVENUE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF ARCHER AVENUE, 108 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 13 (PI No 18-33-306-012):

LOT 2 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ON THE NORTHWESTERLY LINE OF ARCHER AVENUE TO A POINT 60 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTHWESTERLY AT A RIGHT ANGLE TO THE NORTHWESTERLY LINE OF ARCHER AVENUE 69.63 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ON SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING) IN THE RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE ESTATE OF GEORGE BEEBE, DECEASED, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JULY 14, 1923, AS DOCUMENT No. 8022341; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 14 (PI No's 18-33-306-001 thru 005 AND 18-33-307-001 thru 007):

ALL OF LOTS 3 TO 14 IN THE RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF ESTATE OF GEORGE BEEBE, DECEASED, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF WILLOW SPRINGS BY DEEDS RECORDED AS DOCUMENT 22677289 AND 22686153).

PARCEL 15 (PI No's 18-33-306-010 & 011):

THAT PART OF LOT 5 IN THE PLAT OF ESTATE OF GEORGE BEEBE, DECEASED, AND THAT PART OF LOT 2 IN THE SUBDIVISION OF PART OF LOT 5 AFORESAID, LYING NORTHERLY OF ARCHER AVENUE FALLING WITHIN THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF ARCHER AVENUE, 229.57 FEET AS MEASURED ALONG SAID ROAD, NORTHEASTERLY OF THE WESTERLY LINE OF SAID SECTION 33; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF ARCHER AVENUE, 60.43 FEET TO A POINT 60 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF ARCHER AVENUE 69.63 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ON THE WEST LINE OF SAID LOT 2, 52.52 FEET TO THE SOUTHEASTERLY LINE OF THE PUBLIC STREET OR ALLEY; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID STREET OR ALLEY 94.71 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN NORTHWESTERLY FROM THE PLACE OF BEGINNING AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF ARCHER AVENUE; THENCE SOUTHEASTERLY ON SAID LAST MENTIONED LINE, 109.42 FEET TO THE PLACE OF BEGINNING, ALL BEING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 16 (PI No 18-33-304- 011):

THAT PART OF LOT 25 LYING BETWEEN THE NORTH WESTERLY CURVED LINE OF SAID LOT HAVING A RADIUS OF 3994.5 FEET AND A LINE 10 FEET SOUTH EASTERLY OF AND PARALLEL TO THE NORTH WESTERLY LINE AFORESAID HAVING A RADIUS OF 3954.5 FEET IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING NORTHERLY OF ARCHER AVENUE IN THE PLAT OF ESTATE OF GEORGE BEEBE, DECEASED, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1923 AS DOCUMENT 6022341 IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF WILLOW SPRINGS BY INSTRUMENT RECORDED AS DOCUMENT 21701259).

LOT 1 IN BARONE'S CONSOLIDATION OF LOTS 15 TO 24 BOTH INCLUSIVE AND LOT 25 (EXCEPT THAT THEREOF LYING BETWEEN THE NORTHWESTERLY CURVED LINE OF SAID LOT HAVING A RADIUS OF 3994.5 FEET AND A LINE 40 FEET SOUTHEASTERLY AND PARALLEL TO THE NORTHWESTERLY LINE AFORESAID HAVING A RADIUS OF 3954.5 FEET) TOGETHER WITH ALL THAT PART OF VACATED MARKET STREET LYING BETWEEN A LINE PRODUCED ALONG THE WEST LINE OF LOT 25 TO THE NORTHWEST CORNER OF LOT 15 AND A LINE PRODUCED SOUTH ALONG THE EAST LINE OF LOT 25 TO THE NORTHERMOST CORNER OF LOT 24, ALSO ALL THAT PART OF VACATED SPRING STREET BOUNDED BY A LINE PRODUCED SOUTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF LOT 14 AND A LINE PRODUCED SOUTH ALONG THE EAST LINE OF LOT 22 TO THE NORTHERMOST CORNER OF LOT 9 AND A LINE PRODUCED SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOT 9 TO THE NORTHERNMOST CORNER OF LOT 14, ALL OF THE ABOVE IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING NORTHERLY OF ARCHER AVENUE IN THE PLAT OF ESTATE OF GEORGE BEEBE (DECEASED) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1923 AS DOCUMENT No. 8022341, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED DECEMBER 15, 1971 AS DOCUMENT 21748756, (EXCEPT THAT PART OF LOT 1 IN BARONE'S CONSOLIDATION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERMOST CORNER OF LOT 1, THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 165.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 107.80 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 1 A DISTANCE OF 119.50 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 18 (PI No 18-33-306-009):

THAT PART OF LOT 5 NORTH OF ARCHER ROAD AND SOUTH OF THE CHICAGO AND ALTON RAILROAD IN THE PLAT OF THE ESTATE OF GEORGE BEEBE (DECEASED) IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF ARCHER ROAD, 140 FEET NORTHEASTERLY FROM THE WEST LINE OF SAID SECTION 33, AS MEASURED ALONG THE NORTHWESTERLY LINE OF SAID ARCHER ROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF ARCHER ROAD, 89.57 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF ARCHER ROAD, 109.42 FEET TO SOUTHERLY LINE OF A PUBLIC ALLEY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PUBLIC ALLEY, 55.29 FEET TO THE EAST LINE OF LOT 1 IN ENGLAND'S SUBDIVISION OF PART OF SAID LOT 5 OF ARCHER ROAD; THENCE SOUTH ALONG SAID EAST LINE OF LOT 1, 52.52 FEET TO A POINT 91.92 FEET NORTH OF THE NORTHWESTERLY LINE OF ARCHER ROAD; THENCE SOUTH EASTERLY 69.63 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF LOT 5 NORTH OF ARCHER ROAD AND SOUTH OF THE CHICAGO AND ALTON RAILROAD IN THE PLAT OF THE ESTATE OF GEORGE BEEBE (DECEASED) IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF ARCHER AVENUE 140.00 FEET NORTHEASTERLY FROM THE WEST LINE OF SAID SECTION 33 AS MEASURED ALONG THE NORTHWESTERLY LINE OF ARCHER AVENUE FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE

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NORTHWESTERLY LINE OF ARCHER AVENUE A DISTANCE OF 89.57 FEET; THENCE
NORTHEASTERLY FORMING AN ANGLE TO THE RIGHT OF 93 DEGREES 11 MINUTES, 28.97 50
SECONDS A DISTANCE 89.71 FEET; THENCE SOUTHEASTERLY ALONG A LINE AT RIGHT
ANGLES TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE, A DISTANCE
OF 3.37 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHER
AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE,
A DISTANCE OF 89.57 FEET TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 19 (PI No's 18-33-306-007 & 008):

LOT 1 IN THE RESUBDIVISION OF PART OF LOT 5, LYING NORTHERLY OF ARCHER ROAD IN
THE PLAT OF THE ESTATE OF GEORGE BEEBE, DECEASED, OF THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT RESUBDIVISION RECORDED JULY 14, 1923
AS DOCUMENT 8022341 (EXCEPT THEREFROM ALL THAT PART TAKEN BY THE STATE OF
ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ARCHER AVENUE, AND EXCEPT THAT
PART CONVEYED TO THE CHICAGO AND ALTON RAILROAD, AND ALSO PARCEL MARKED
NOT INCLUDED ON PLAT OF SAID SUBDIVISION); ALL IN COOK COUNTY, ILLINOIS;

ALSO:

THAT PART OF LOT 5 IN THE PLAT OF THE ESTATE OF GEORGE BEEBE DECEASED, IN THE
WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, (NOT INCLUDED IN THE RESUBDIVISION GIVEN ABOVE)
DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF ARCHER
ROAD 80 FEET NORTHEASTERLY OF THE WEST LINE OF SAID SECTION 33 SAID POINT BEING
THE SOUTHEAST CORNER OF LOT 1 IN SAID RESUBDIVISION, THENCE NORTHEASTERLY ON
THE NORTHERLY LINE OF ARCHER ROAD 60 FEET THENCE NORTHWESTERLY AT RIGHT
ANGLES TO SAID NORTHERLY LINE OF ARCHER ROAD 69.63 FEET TO A POINT ON EAST LINE
OF LOT 1 IN SAID RESUBDIVISION 91.92 FEET NORTH OF THE SOUTHEAST CORNER OF SAID
LOT 1 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF
BEGINNING, EXCEPT THEREFROM THAT PART DEEDED TO THE PEOPLE OF THE STATE OF
ILLINOIS BY DOCUMENT 23217927 AND THAT PART FALLING IN ARCHER AVENUE, IN COOK
COUNTY, ILLINOIS.

PARCEL 20 (PI No's 18-33-308-005, 007 & 008):

LOTS 2 THROUGH 4, INCLUSIVE, IN GEORGE B. SHERWOODS SUBDIVISION OF LOT "A" OF
OWNERS SUBDIVISION OF LOT 4 AND PART OF LOT 3 OF THE SUPERIOR COURT PARTITION
OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SHERWOOD'S SUBDIVISION
RECORDED SEPTEMBER 6, 1927 AS DOCUMENT NO. 370226. (EXCEPT THEREFROM ALL THAT
PART TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ARCHER
AVENUE); ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 4 IN THE PLAT OF THE ESTATE OF GEORGE BEEBE, DECEASED, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1890, AS DOCUMENT No. 1231760, DESCRIBED AS COMMENCING AT A POINT IN THE CENTER LINE OF ARCHER AVENUE AT THE WEST LINE OF SAID SECTION 33, BEING 85 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF ARCHER AVENUE 490 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID CENTERLINE OF ARCHER AVENUE 50 FEET; THENCE NORTHEASTERLY PARALLEL TO SAID CENTERLINE OF ARCHER AVENUE 20 FEET; THENCE SOUTHEASTERLY 50 FEET TO THE CENTERLINE OF ARCHER AVENUE, 20 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF ARCHER AVENUE TO THE POINT OF BEGINNING (EXCEPT THEREFROM ALL THAT PART TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ARCHER AVENUE); ALL IN COOK COUNTY, ILLINOIS.

PARCEL 22 (PINo's 18-32-404-014 & 003 thru 008; 18-33-306-006; 405-003 & 005 thru 010; 406-003, 009, 011 & 012):

THAT PART OF LOT 1 IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING NORTHERLY OF ARCHER ROAD IN THE PLAT OF ESTATE OF GEORGE BEEBE, DECEASED, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREFROM CONVEYED TO THE CHICAGO AND ALTON RAILROAD AND ALSO PARCEL MARKED NOT INCLUDED ON PLAT OF SAID SUBDIVISION) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LOT 1 AFORESAID; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF ARCHER ROAD, A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE OF ARCHER ROAD TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 BEING ALSO THE WEST LINE OF SECTION 33 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND THAT PART OF LOTS 3 AND 4 IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 126.75 FEET NORTH OF THE SOUTH EAST CORNER OF SECTION 32; THENCE NORTH ALONG THE EAST LINE OF SECTION 32, 333.99 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE CENTERLINE OF SPRING STREET, 209.33 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO WENTWORTH AVENUE 82 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO SPRING STREET, 52 FEET; THENCE SOUTHEASTERLY ON A LINE WITH THE WESTERLY EDGE OF 2 STORY BRICK BUILDING, 131.4 FEET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF ARCHER AVENUE, 35.42 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART OF SAID LOTS 3 AND 4 CONVEYED TO JOSEPH PALAWICZ AND WIFE TO JOHANNA ZENK BY QUIT CLAIM DEED DATED MAY 29, 1927, RECORDED AUGUST 10, 1927, AS DOCUMENT NUMBER 9743889 WHICH SAID DEED CONVEYED PREMISES DESCRIBED AS BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF LOT 4, 139.52 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 4 (THE SAID POINT BEING THE NORTHEASTERLY CORNER OF PREMISES

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OWNED BY JOHANNA ZENK FOR A POINT OF BEGINNING); THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF PREMISES OWNED BY JOHANNA ZENK 92 FEET TO AN IRON PIN; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 2 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF THE PREMISES OWNED BY JOHANNA ZENK, 82 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE SOUTHWESTERLY TO SAID POINT OF BEGINNING), EXCEPTING FROM THE FOREGOING TRACTS THE FOLLOWING DESCRIBED PROPERTY HERETOFORE ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY OF SOUTH ARCHER ROAD, ALSO KNOWN AS SOUTH ARCHER AVENUE AS FOLLOWS: THAT PART OF LOT 1 IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING NORTHERLY OF ARCHER ROAD IN THE PLAT OF ESTATE OF GEORGE BEEBE DECEASED OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 3 IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF ARCHER AVENUE AT A POINT IN LOT 1 AFORESAID 40 FEET NORTHEASTERLY OF THE SOUTH WEST CORNER THEREOF (AS MEASURED ALONG SAID NORTHERLY LINE OF ARCHER AVENUE), AND LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 3 AFORESAID, SAID POINT LYING 15.03 FEET NORTHWESTERLY OF THE SOUTH WEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF); THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 77.31 FEET TO A POINT ON THE AFORESAID LINE LYING AT RIGHT ANGLES TO THE SAID NORTHERLY LINE OF ARCHER AVENUE SAID POINT LYING, 11.66 FEET NORTHWESTERLY OF THE SAID NORTHERLY LINE OF ARCHER AVENUE, (AS MEASURED AT RIGHT ANGLES THERETO) AND 40 FEET NORTHEASTERLY OF THE SOUTH WEST CORNER OF SAID LOT 1 (AS MEASURED ALONG SAID NORTHERLY LINE OF ARCHER AVENUE), IN COOK COUNTY, ILLINOIS;

ALSO:

LOT 7 IN THE OWNERS RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY LINE OF THE CHICAGO AND ALTON RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS (EXCEPT FROM SAID LOT 7 THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 7; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 A DISTANCE OF 47.46 FEET TO A POINT ON THE NORTHWESTERLY CORNER OF LOT 7; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 7 A DISTANCE OF 10 FEET TO A POINT; THENCE SOUTHWESTERLY 48.55 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO:

LOT 1 IN NOVOTNY'S SUBDIVISION BEING A SUBDIVISION LOTS OF 8 TO 10 IN OWNER'S RESUBDIVISION OF PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

ALSO:

LOT 2 IN NOVOTNY'S SUBDIVISION BEING A SUBDIVISION OF LOTS 8 TO 10 IN OWNERS RESUBDIVISION OF PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO:
LOT 11 IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD IN COOK COUNTY, ILLINOIS;

ALSO:
LOT 12 AND LOT 13 IN OWNERS RESUBDIVISION OF PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD ACCORDING TO THE MAP OF SAID OWNERS RESUBDIVISION RECORDED MARCH 18, 1907 AS DOCUMENT NUMBER 4004574 IN BOOK 95 OF PLATS, PAGE 18, IN COOK COUNTY, ILLINOIS;

ALSO:
LOT 14 IN OWNERS RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD IN COOK COUNTY, ILLINOIS;

ALSO:
LOT 15 (EXCEPT THE SOUTHWESTERLY 35 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE) IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD IN COOK COUNTY, ILLINOIS;

ALSO:
THE SOUTHWESTERLY 35 FEET OF LOT 15 (AS MEASURED ALONG THE SOUTHEASTERLY LINE) IN OWNERS RESUBDIVISION OF THAT PART THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS.

ALSO:
LOT 16 IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD IN COOK COUNTY, ILLINOIS.

ALSO:
LOT 19 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 19; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15 ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF WILLOW SPRINGS ROAD, A DISTANCE OF 40 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 19; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 A DISTANCE OF 84.28 FEET TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 39.69 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 19, SAID POINT BEING 88.98 FEET NORTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF LOT 19 AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 19; THENCE SOUTHWESTERLY ALONG SAID SOUTH EASTERLY LINE A DISTANCE OF 88.98 FEET TO THE POINT OF BEGINNING AND ALL OF LOTS 20, 21 AND 22 IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD

PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS; ALSO:

LOT 23 IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS;

ALSO:

LOT 24 (EXCEPT THE NORTHWESTERLY 8 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY OF CHICAGO AND ALTON RAILROAD IN COOK COUNTY ILLINOIS.

PARCEL 23 (PI No 18-32-501-015):

THAT PART OF LOT 25 LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 25, (EXCEPTING FROM THE ABOVE THE NORTHWESTERLY 8 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) IN OWNER'S RESUBDIVISION OF THAT PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND ALTON RAILROAD, ACCORDING TO THE PLAT OF SAID OWNER'S RESUBDIVISION RECORDED MARCH 18, 1907 AS DOCUMENT 4004574, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 24A (PI No's 18-32-403-013 & 014):

LOTS 1 AND 2 IN EICHMANN'S SUBDIVISION OF LOT 1 IN THE RESUBDIVISION OF PART OF LOT 18 IN OWNER'S RESUBDIVISION OF THE TOWN OF LONG JOHN IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EICHMANN'S SUBDIVISION RECORDED JULY 5, 1974 AS DOCUMENT No 22773055; (EXCEPT THEREFROM THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF, AND ADJOINING, THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOTS 2 THROUGH 4 IN SAID RESUBDIVISION OF PART OF LOT 18 IN OWNER'S RESUBDIVISION OF THE TOWN OF LONG JOHN, SAID LINE BEING ALSO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLONEL AVENUE); ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 25A (PI No's 18-33-03-004 thru 009, AND 23-05-201-031 thru 042, & 108 thru 109):

LOT 5 (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY CONDEMNATION CASE NO. 75L7504), ALL OF LOTS 6 AND 7, LOT 8 (EXCEPT THE SOUTHWESTERLY 33 FEET THEREOF AS MEASURED NORMAL TO THE SOUTHWESTERLY LINE OF SAID LOT 8), LOT 9 (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY CONDEMNATION CASE NO. 74L2021), AND ALL OF LOTS 10 AND 11, ALL IN THE RESUBDIVISION OF PART OF LOT 18 IN THE OWNER'S RESUBDIVISION OF TOWN OF LONG JOHN IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RESUBDIVISION OF ALL LOTS 4 AND 5 IN R. J. AND J. H. BANK'S RESUBDIVISION OF PART OF LOT 1 IN S. T. COOPERS ADDITION TO WILLOW SPRINGS IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1941 AS DOCUMENT 12729019, IN COOK COUNTY, ILLINOIS;

PARCEL 26 (PI No's 23-05-201-001 thru 003):

LOTS 1 THROUGH 3, INCLUSIVE, IN R.J. AND J.H. BANKS RESUBDIVISION OF PART OF LOT 1 IN S.T. COOPER'S ADDITION TO WILLOW SPRINGS, IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BANK'S RESUBDIVISION RECORDED JANUARY 6, 1923, AS DOCUMENT No. 7767802. (EXCEPT THEREFROM ALL THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRENTY DEED RECORDED AS DOCUMENT NUMBER 22979422, AND ALSO EXCEPT THEREFROM ALL THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY CONDEMNATION CASE NO. 75L4519 AND BY CONDEMNATION CASE NO. 75L7098); ALL IN COOK COUNTY, ILLINOIS;

PARCEL 28 (PI No's 18-32-403-002, -011 thru -012):

THAT PART OF LOT 18 IN OWNER'S RESUBDIVISION OF PART OF THE TOWN OF LONG JOHN IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHERLY LINE OF WENTWORTH AVENUE (BEING ALSO THE NORTHEASTERLY LINE OF SAID LOT 18), THAT IS 117.50 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF LOT 18 (BEING THE SOUTHWEST CORNER OF ARCHER AVENUE), AND SAID LINE EXTENDED SOUTHWESTERLY TO THE SOUTH LINE OF SAID LOT 18 AND IS DRAWN PARALLEL TO THE SOUTHEASTERLY LINE OF LOT 9 IN THE RESUBDIVISION OF PART OF LOT 18 IN OWNERS RESUBDIVISION, AFORESAID: (EXCEPT THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF SUB-LOT 1 IN R.J. AND J.H. BANK'S RESUBDIVISION OF LOT 1 (EXCEPT THE SOUTHWESTERLY 100.00 FEET THEREOF, AS MEASURED ON THE NORTHWESTERLY LINE THEREOF) IN S.T. COOPERS ADDITION TO WILLOW SPRINGS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 18 IN OWNER'S RESUBDIVISION OF THE TOWN OF LONG JOHN IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SUB-LOT 1 A DISTANCE

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OF 5.61 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 90 DEGREES 34 MINUTES 28.8 SECONDS TO THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2826.81 FEET, A CHORD LENGTH OF 88.19 FEET, AND ARC LENGTH OF 88.19 FEET; THENCE NORTHEASTERLY ALONG THE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 31.89 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 112.00 FEET, A CHORD LENGTH OF 44.14 FEET, AN ARC LENGTH OF 44.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WILLOW SPRINGS ROAD, SAID POINT ALSO BEING ON THE NORTHEASTERLY LOT LINE OF LOT 18, 9.58 FEET NORTHWESTERLY FROM THE NORTHEASTERLY CORNER OF LOT 18; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 9.58 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHER AVENUE, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF LOT 18; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF ARCHER AVENUE TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS;

ALSO:

THAT PART OF LOT 18 IN OWNER'S RESUBDIVISION OF PART OF THE TOWN OF LONG JOHN IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LYING NORTHWESTERLY OF A LINE COMMENCING AT A POINT IN THE SOUTHERLY LINE OF WENTWORTH AVENUE (ALSO KNOWN AS WILLOW SPRINGS ROAD), IN COOK COUNTY, ILLINOIS, 117.5 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 18, SAID LINE EXTENDING 47 DEGREES 25 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 32, AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 9 IN THE RESUBDIVISION OF PART OF LOT 18 IN OWNERS RESUBDIVISION OF TOWN OF LONG JOHN IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1961, AS DOCUMENT 12729019, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

EXHIBIT "B"
TO
VILLAGE OF WILLOW SPRINGS
ORDINANCE NO. 99-0-46

SEE ATTACHED PLAN COMMISSION
REPORT OF RECOMMENDATIONS
DATED: OCTOBER 26, 1999
(INCLUDING TESKA ASSOCIATES, INC.
MEMORANDUM DATED OCTOBER 27, 1999,
AND HOFFERLE-BUTLER ENGINEERING,
INC. MEMORANDUM DATED OCTOBER 11, 1999)

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COPY

**RECOMMENDATIONS OF THE VILLAGE
OF WILLOW SPRINGS PLAN COMMISSION TO
THE PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF WILLOW SPRINGS
(FINAL DEVELOPMENT PLAN, VILLAGE CENTER)**

DATED: October 26, 1999

APPLICANT: Heritage Renaissance Partners, LLC
9800 Industrial Drive, Bridgeview, IL

PROPERTY: Approximately 27.5 acres, which is generally bounded by Archer Avenue on the south, the G.M.N.O. Railroad (Illinois Central) right of way on the north, Colonel Avenue on the west and approximately 450 feet east of Rust Street on the east, but excluding the first line of properties west of Cliff Street and excluding certain properties east and west of Russ Street along Archer Avenue and the northeast corner of Archer Avenue and Colonel and the Metalox parcel.

**RELIEF
REQUESTED:** The applicant is requesting approval of the Final Development Plan for the Village Center Planned Development District, Phase I.

The Final Development Plan for the Southland site at the northwest corner of Willow Springs Road and Archer Avenue was previously recommended for approval subject to engineering approval of the engineering approval for the entire Village Center PUD.

**PUBLIC
MEETING:** At the regular meeting of the Plan Commission held October 19, 1999, the Final Development Plans for the Village Center Phase I were considered pursuant to Village Code Section 9A-1-5-1E and the requirements of the Village Center Planned Unit Development.

The following Commissioners were present: Bozec, Schmidt, Brejcha, Kaptur Militello and Formento. There were no Commissioners absent. Commissioner Formento left the meeting at 8:30 P.M.. Building Commissioner Kucharchuk, Planning Consultant Kon Savoy, Village Engineer John Hoefflerle and Attorney Jim L. Stortzum were also present for the Village. In addition,

09156706

Trustee Nowaczyk, Chairman of the Building Committee, and Acting Mayor Carr were present.

Applicant, Heritage Renaissance Partners, LLC, was represented by Tom Walsh and architect Steven Yas.

Since the consideration was the request for approval of a final development plan and not a public hearing, Plan Commission Chairman James Bozec requested that Village consultants planner Kon Savoy and Village Engineer John Hoefflerle gave their reports on the plans previously submitted by Heritage Renaissance Partners so that any unresolved matters could be focused upon and addressed.

Kon Savoy's comments were contained in his memo dated October 11, 1999. Said memo was further modified comments in the left margin indicating the applicant's responses (ie. "Agree", "Disagree" or "Discuss") to specific points as of October 19, 1999. A copy of Mr. Savoy's Memo with the applicant's position prior to the meeting is attached. John Hoefflerle's comments are contained in his memo dated October 11, 1999. Said memo was further modified comments in the left margin indicating the applicant's responses (ie. "Agree", "Disagree" or "Discuss") to specific points as of October 19, 1999. A copy of Mr. Hoefflerle's Memo with the applicant's position prior to the meeting is attached.

The Plans that are the basis for the approval of the Final Development Plan are entitled and described as set forth in Exhibit 1, consisting of three pages and attached hereto.

Kon Savoy reviewed his memo and the following areas were discussed:

As a general condition, all of Kon Savoy's comments and John Hoefflerle's comments are subject to the Village's verification that the revised plans required are submitted by the applicant and the Village verifies that the required changes are made.

Per Kon's Memo, the items are identified by number in the Memo where there was no agreement indicated in the left margin the Memo were discussed as follows and the following were the results of the planning item resolutions:

1. Traffic studies are due with the application for the traffic light at Market and Archer;
- 3&4. There are 59 spaces on the east side of the civic building, 15

to 16 for Village Hall use are estimated. Further, 51 spaces from the lot are for only the Village Hall and civic center use and not included in the retail parking calculations. Developer may use 8 spaces in its retail parking calculations (51 are left solely for Village hall and civic center). The developer's parking analysis is based upon the shared parking report known as Scheme 4 prepared by KLOA last revised to October 19, 1999. There will be no on street parking for residential use. 73 spaces are underground for the senior use with .5 cars per unit allowed. There are 2 cars per unit per condo unit.

5. The Plan Commission consensus, after much discussion, was that 60 foot que/stacking for the bank drive up was acceptable;
10. Patrick Avenue dead-end. It is acceptable provided that the Fire Chief gives written approval and there is an area for the fire trucks to be able to back and turn around.
17. Condo size: 1 bedrooms-900 square feet, 2 bedrooms-1,150 square feet, 2 bedroom penthouses- exceed 1,600 square feet.
- 18&19. Condo may be 6 stories with the 5 penthouse units on top, with 45 total units; along Willow Boulevard, there will be 1,300 square feet of retail space in the 1st floor of the condo building and 2,300 square feet of retail space in the first floor of the senior building. Also, Mr. Walsh agreed to contribute \$550,000 to the cost of the acquisition of the new fire truck required to service the condos. Further, there is to be no cost to the Village for the fire truck.
20. 2,000 square feet of office is to be added to the bank drive up building/building located on the east side of Market Street and the south end of the development near Archer.
32. Utilities. A. Overhead utility lines (ComEd) internal to the project east of Willow Springs Road will be located underground. B. West of Willow Springs Road it is cost prohibitive to bury the lines. C. Lines along Archer adjoining the project will be buried for about 400 feet.
43. Benches will be added under 4 trees on each side of Market, and they will be benches which surround the tree.

64. Applicant is offering \$25,000 plus design costs. The Mayor is to appoint a committee to come up with a focal point.
67. The matter will be deferred to the design review committee.

At 11:00 P.M., the meeting was adjourned to October 25, 1999, at 6:30 P.M. to discuss engineering issues. Militello moved and Kaptur seconded the motion. The vote was 5 to 0 with Formento absent.

Adjourned Meeting
October 25, 1999:

At the adjourned October 25, 1999, regular meeting of the Plan Commission held on October 25, 1999, at 6:30 P.M. the Final Development Plans for the Village Center Phase I were considered pursuant to Village Code Section 9A-1-5-1E and the requirements of the Village Center Planned Unit Development.

Chairman Bozec called the meeting to order at 6:30 P.M.. The following Commissioners were present: Bozec, Schmidt, Brejcha, Kaptur and Militello. One Commissioner was absent: Formento. Building Commissioner Kucharchuk, Village Engineer John Hoefflerle and Attorney Jim L. Stortzum were also present for the Village. In addition, Trustee Nowaczyk, Chairman of the Building Committee, and Acting Mayor Carr were present.

Applicant, Heritage Renaissance Partners, LLC, was represented by Tom Walsh and architect Steven Yas

Per John's Memo, the items are identified by number in the Memo where there was no agreement indicated in the left margin the Memo were discussed as follows and the following were the results of the engineering item resolutions:

- 7&8. Traffic section. Dead end alleys. The agreement during the planning discussion was that the applicant would obtain written approval from the Fire Chief of the design.
9. Applicant agrees now.
3. Storm Water section. Box culvert. According to applicant Walsh, the cost of putting all the way through is cost prohibitive. Will drop development if culvert required.

Kaptur moved and Brejcha seconded a motion to recommend denial of the

Final Development Plan due to:

(1) The plan departs from the original planning principals; (2) Because the applicant is not meeting the engineering and infrastructure requirements including box culvert, (3) Density far exceeds the redevelopment agreement density (4) the utilities are not being buried for the full site, (5) there is no traffic solution, and (6) the condo building is 6 stories, there is no clock tower and fountain. After much discussion, the Motion and second were withdrawn until the engineering issues were discussed.

Continuation of Engineering Issues:

3. Box culvert continued. Applicant agreed to pay for installing the box culvert under Wentworth Avenue to the west side, estimated to cost \$36,000 to \$50,000. Also, Applicant is agreeing to install a fence along the railroad track.

7&8. Storm water section. Applicant agrees to redesign.

4. Grading. Has been discussed and is being worked on.

2&3. Water. Written reports from the Fire Chief are requested. Also, the Water Commission will be constructing a new main from Hilton to Archer to Cliff Street. The Commission has paid for these improvements from their capital expenditure budget and have not special assessed in the past. To date, the Water Commission has not committed to pay for this new main. The applicant meets with the Justice-Willow Springs Water Commission on October 27, 1999, although they have been reviewing plans.

1. General. Sandi Auto Leasing is to be removed from the final plan because this was for discussion only. It is and was not approved.

3. General. Applicant agrees.

5. General. This item is for the Village Attorney.

7. General. Covenants have been submitted. Also, there is a proposal for an association for the merchants to pay for landscaping/streetscape maintenance.

- 9. General. Photometrics will be submitted.
- 11. General. Bicycle path and lighting will be installed under bridge and the bike path will connect with the I&M Canal Bike Path.
- 12. General. Burial of lines along Archer. 400 feet along Archer will be buried in the site east of Willow Springs Road, on site will be buried; and the applicant will cooperate with the Village in seeking sources of money to cause the burial of lines west of Willow Springs Road and the remaining lines along Archer, east and west of Willow Springs Road.

Kaptur moved not to approve the Final Development Plans for the reason set forth in his prior motion. There was no second, and the Chairman declared the Motion failed for the lack of a second.

FINDINGS:

The Zoning Ordinance (Village Code Section 9A-1-5-1) requires that the Plan Commission review the Final Development Plan and determine whether the Final Development Plan is in substantial compliance with the approved Preliminary Plan. Based upon the evidence and information presented to it, the Plan Commission determines that the Final development Plan is in substantial compliance with Preliminary Plan if the following conditions are met:

- 1. That the applicant/developer comply with the conditions as set forth in Mr. Savoy's and Mr. Hoeffler's Memo as modified above must be had as specifically set forth above;
- 2. That the applicant/developer submit the revised plans clearly setting forth the modifications required in Mr. Savoy's and Mr. Hoeffler's memos as well as those matters are set forth above modifying said memos so that verification can be made that all the required modifications have been made and are included in the approved Final Development Plan; and
- 3. The Final Development Plan is subject to final engineering review and legal approval by the Village and the continued monitoring to insure compliance with the Final Development Plan.

RECOMMENDATION:

By a vote of 4 in favor and 1 against (Commissioner Kaptur) with 1

Commissioner absent (Formento), the Plan Commission hereby certifies to the President and Board of Trustees that Final Development Plan for The Village Center Phase I is in substantial compliance with the approved Preliminary Plan as set forth in the findings above provided that the revised plans are received as required and the above conditions are met. Further, the Plan Commission recommends approval of the Final Development Plan as set forth above.

REPORT
TO BOARD:

That the Plan Commission Chairman forthwith transmit a copy of these recommendations to the President and Board of Trustees.

Respectfully submitted,

VILLAGE OF WILLOW SPRINGS
PLAN COMMISSION

By: _____
James A. Bozec, Chairman

A:\156706\156706(1)

Community Planning . Resource Management . Site Design . Landscape Architecture

MEMORANDUM

DATE: October 27, 1999

TO: Terrance M. Carr, President
and Village Board Trustees
Village of Willow Springs

FROM: Konstantine T. Savoy, AICP
Senior Associate

SUBJECT: Village Center PUD - Final Approval (Phase 1)

This report provides my comments on final plans submitted by Heritage Renaissance Partners for the Village Center planned unit development, last revised on October 15, 1999, and conceptual architectural elevations dated October 19, 1999. The comments provided below consist of a more limited number of remaining and unresolved issues or incomplete items that were address in my report to the Plan Commission. Many of the items outlined in my earlier report have been satisfactorily addressed by the developer. Several comments contained herein have been agreed to by the developer, but shall remain in my report to document the final agreed to solution.

The recommendation before the Village Board by the Plan Commission is for final approval of *Phase 1* of the Willow Springs Village Center - Planned Development Special Use to permit the construction of a mixed use project consisting of residential, senior housing, retail and office uses in accordance with the final development plans. Plans shown for Phases 2 and 3 are provided for conceptual planning purposes only and are not part of the final plan approval at this time. Thus, no comments are provided.

This report only addresses planning issues. All engineering and legal issues shall be addressed separately by the Village engineer and attorney.

Status of PUD Submittal Requirements

As of the above date the following items/information is either incomplete or not submitted:

- a. Evidence from IDOT and they will sell or lease their land for parking and landscape improvement.
- b. A final phasing plan in written or map form which shall include an anticipated construction schedule for all roads, infrastructure and buildings/units.

Traffic Study

1. The Developer shall be responsible for installation of a traffic signal at Archer Avenue and Market Street when this intersection meets IDOT criteria.

Parking, Loading, Circulation

2. All of the parking provided north of Willow Blvd. adjacent to the Civic/Metra use area shall be reserved for these uses, and not be counted toward satisfying the parking requirements for the retail, office and residential portions of the project south of Willow Blvd.
3. The Developer shall provide 2 spaces per unit for multiple family uses provided in a combination of underground structures and surface lots.
4. According to revised shared parking analysis dated 10/19/99, and revised site plans, the final site/geometry plans will comply with the minimum parking requirements of the Village's Zoning Ordinance.
5. The proposed bank drive-thru facility shall provide a minimum 8 ft. queuing lane and 60 ft. of stacking space per lane.
6. Handicapped parking spaces shall be provided in both lots adjacent to the civic/metra building.
7. The Developer shall eliminate the three parallel spaces along each side of the entry road to Willow Blvd. to remove potential conflicts with inbound traffic.
8. A traffic management plan shall be provided to indicate traffic circulation patterns for commercial delivery vehicles and adequacy of curb radius'. The traffic management/circulation plan shall be reviewed by the Village Engineer to determine adequacy of curb radii, and by the Fire and Police Chiefs to address public safety issues.
9. Patrick Avenue shall be extended west to connect with the north-south street immediately east of the condo/retail area along Market Street to provide adequate access for emergency and service trucks.
10. On-street parking along Colonel Street shall be prohibited in order to remove conflicts with truck deliveries to the 7-11/Citgo station, and to two-way traffic circulation along this narrow street.
11. No on-street parking shall be counted toward satisfying the parking requirement for any residential use.

Site Plan

Residential Townhome Area

12. The minimum widths of the townhome units shall be 22 ft, with minimum of two units in each building group to be a minimum of 24 ft wide.
13. The Developer will provide a minimum 2 foot variation in building facade setbacks between each attached dwelling unit. (Review 6/10/99 kts report)
14. Each attached dwelling shall have a two car garage.

15. Each condominium unit will have a minimum of two bedrooms, and will contain a minimum of 1,150 sq. ft. of floor area, with the exception that four one-bedroom units with a minimum of 900 sq. ft. shall be allowed in the six story building at the north end of Market Street. Each penthouse unit on the six story building shall exceed 1,600 square feet. The average size of all condominium units in the six story building shall exceed 1,250 sq. ft.

Market Street Area

16. The sixth story of the condo building shall be setback a minimum of 8 feet from the front facade of this building.
17. Along Willow Boulevard the developer shall provide 1,300 square feet of retail space on the 1st floor of the condo building, and 2,300 square feet of retail space in the first floor of the senior building. Along Market Street, the developer shall provide 900 square feet of retail space on the first floor of the senior building and 900 square feet of retail space in the 1st floor of condo building.
18. An additional 2,000 square feet of office space shall be added above the building on the east side of Market Street at the entrance to Archer Avenue (bank drive-thru building).
19. The Developer shall provide a plan indicating the incorporation of the I & M Canal historic interpretive wayfinding program into the project, and pay for the design of signs, historic markers, statutes and/or monuments in accordance with plans approved by the Village.
20. The Developer will explore the feasibility of adding an additional curb-cut (right-in, right-out or full access to the commercial development along Archer Avenue in Phase 2, to enhance the marketability of these store fronts in accordance with the recommendation of the Developer's traffic consultant. This access shall be incorporated into final design submitted to IDOT for Archer Avenue improvements.

Street System

21. Review and approval of the Fire Chief regarding the proposed street plan shall be secured by the Developer prior to final approval.
22. All alleys shall be privately maintained.

Pedestrian System

23. Extend and relocate the sidewalk/bike path along the east side of Willow Springs Road, and incorporate it into the landscape plan.
24. Indicate the sidewalk to be built on the Southland property, and extend it to Colonel Ave.

Bikeway

25. The bike path shall be indicated as an 8 ft. wide asphalt surface in accordance with Federal and IDOT standards for bikeways.

Utilities

26. The Developer shall bury the utility lines along Colonel Street. The Developer shall participate with the Village in seeking State funding for the relocation of existing utility lines along Archer Avenue as part of the Archer Avenue lane widening.

Rust Street

27. The Developer and Village staff will work with the Fire Chief to evaluate the need for emergency access for the homes along Rust Street from roads within the project.

Landscape/Streetscape Plan

28. The planting plan along the west side of Willow Springs Road shall be revised to correspond to the location and grading elevations of the retaining wall.
29. The Developer shall install all of the landscaping shown within the Archer Avenue right-of-way in the first phase of the project.
30. Enhance the planting detail for the relocated entry drive to the Old Willow shopping center to be similar to the quality of the entry to Market Street.
31. Add benches around each of the 4 trees in front of the curved portion of building facing Market Street, to break up the extensive hardscape environment proposed for the entire Market Street corridor.
32. Provide a planting plan for the site of the proposed condo building on the east side of Colonel Street.
33. The developer shall pay for the removal and relocation of the bus shelter at the southeast corner of Willow Springs Road and Archer Avenue to a site determined by the Village and PACE.
34. Revise the planting plan for the southwest corner of Willow Springs Road and Archer Avenue to take into account the existing veterans memorial.
35. Provide a more detailed plan for the gateway areas at Willow Springs Road and Archer Avenue, to include signs, flags, identity monuments and historic elements to create a unique and festive image for the village center development. Such plan shall include elevations and perspective drawings to indicate design intent.
36. Provide a planting, streetscape and lighting plan to create an attractive and safe environment underneath the bridge.
37. Add shrubs within landscape islands separating driveways in alleys to break up the visual expanse of asphalt in these areas.
38. The gateway design at the corners of Willow Springs Road and Archer Avenue shown on the landscape plan shall be deleted from the geometry plan to avoid conflict with the landscape plan.
39. Provide greater variety in the landscape plans for the townhome front yard foundation areas.
40. The final plans reveal that there will be no room for the landscape screening, or snow storage shown between the alley and homes on Cliff Street. The Village shall initiate the process to vacate this unused alley to provide a greater buffer area and snow storage capability.
41. The location of electric box pedestals, transformers and other electrical equipment within the public

streetscape areas shall be submitted to the Village for final approval.

42. The Developer shall contribute the cost of the focal point (e.g. fountain, sculpture) to be provided in the center of the traffic circle at the end of Market Street as stated in the Development Agreement, including design fees. The final solution shall be determined by a committee appointed by the Mayor.
43. The Developer shall provide property owners covenants to ensure the maintenance of all common areas, to be approved by the Village attorney.

Lighting Plan

44. Provide a photometric plan overlay to establish acceptable minimum light levels in all public use areas.
45. The design character of light fixtures, bollards, and gateway monument shall be determined by the design review committee discussed below. The Developer shall be responsible for providing banners for those fixtures along Market Street to add interest and color to the retail center. Final banner design shall be approved by the Village.

Architectural Elevations

In response to comments and concerns over the architectural style/theme expressed by the Village and direction given to consider modifying the proposed architectural elevations to create a more "traditional" architectural character and variety in the building design, the Developer has submitted revised elevations. These new elevations are intended to provide "design intent" only, and are not final plans. The Developer requests the approval of the general design intent only. The review of the final design and further refinements and details are proposed to be the responsibility of a separate design review committee appointed by the Mayor. This committee would likely include representatives of the Plan Commission, Village Board and staff. This committee would be given the authority to approve final plans without further review by the Plan Commission or Village Board, except where plans represent "major" changes from the general design approved by the Village.

The June 22, 1999 memo to the Village Board from TAI (see attached) regarding architectural theme shall serve as general design guidelines for use by the design review committee. Furthermore, the design review committee would also be responsible for review of "minor" changes to building foot prints, parking layouts, landscaping, etc.

The following items are recommended design direction changes to the architectural elevations for Market Street:

46. Further consideration should be given to providing a greater variety in elevation for the Market Street buildings by varying the form of the buildings at the entrance to Market Street.
47. The design of the "civic site" shall include a tall architectural structure to serve as a focal point (such as a clock tower) providing an attractive, "landmark" identity terminus of Market Street. This structure should also provide shelter for the open plaza area between the Village Hall and commercial buildings for commuters and civic events (concerts, art exhibits, etc.).
48. The Developer shall comply with the architectural guidelines for the townhomes as described in the document attached to this report.

49. The Developer shall comply with the materials and finishes guidelines as described in the document attached to this report from Yas/Fischell Partnership, dated 10/15/99.

Sign Plan

50. The sign plan shall incorporate elements of the I & M Canal wayfinding program, and the existing bike trail identity sign at the entrance to Market Street.

PUD/Subdivision Plan

51. Patrick Avenue shall be indicated as a private road.

Recommendation

The Developer is requesting final approval based on plans, agreements and other information submitted to date. Generally, I find that the final plans are consistent with previously approved preliminary plans. However, as indicated in this report and previous reports from the Village Engineer, there are still many changes that need to be made to the final plans in order to bring them into compliance with the revisions recommended by staff and the Plan Commission.

In order to provide the Developer with the approvals necessary to complete property transactions, I recommend that the Village Board approve Phase 1 of the Willow Springs Village Center - Planned Development Special Use in accordance with the final development plans and architectural elevations dated 10/15/99 and 10/19/99, respectively. This approval shall be subject to the Developer modifying such plans to conform to the recommendations contained in final review reports from Teska Associates, Inc. and Hoefflerle - Butler, except as revised by the Village Board, prior to adoption of final PUD Ordinances.

cc: Allan Nowaczyk, Trustee
Rick Saks, Village Administrator
Rick Skrodzki, Village Attorney
John Hoefflerle, Village Engineer
Tom Walsh
Steve Yas

**WILLOW SPRINGS VILLAGE CENTER
ARCHITECTURAL GUIDELINES
FOR RESIDENTIAL TOWNHOMES**

Rec'd 10/18

I. Elevations

- Townhomes will maintain the architectural character of the elevations presented in the PUD architectural submittal October 14, 1999.
- The Developer will have the ability to interchange unit facades and options so long as elevation character and material usage is maintained.
- Major and minor side elevations will maintain the architectural character and material usage as presented in the PUD architectural submittal October 14, 1999.
- A minor side elevation is defined by a building separation of 15 to 20 feet in Phase I and II.

II. Materials

- Face Brick (Standard/Running Bond)
- Ground Face Masonry (Trenk stone or equal)
- Vinyl Siding (Double 4" Varigrain by Variform)
- Roofing (Asphalt Roof Shingles)
- Decks (Pressure Treated Wood)
- Vinyl Shutters (Panel)

III. Colors

- Colors of materials will maintain continuity with those of the commercial architecture's theme. However, they will be allowed to vary due to differences in materials, manufacturers and availability.
- Subtle variations in material colors will be allowed to create variety between buildings and within buildings.

Y A S F I S C H E L P A R T N E R S H I P

A R C H I T E C T U R E - U R B A N D E S I G N
1915 ORRINGTON AVENUE EVANSTON ILLINOIS USA 60201-3841

15 October 1999

WILLOW SPRINGS VILLAGE CENTER

**Materials and Finishes Guidelines
Building Exteriors and Site Elements**

The following specific materials are submitted as proposed guidelines for material type, texture and color. These materials are not intended to specify any particular manufacturer, color or material direction.

Category	Manufacturer	Color or Finish
Brick Masonry:		
Type "A"	Taylor Clay Products	Color: 316 Pink Texture: Wirecut
Type "B"	Taylor Clay Products	Color: 306 Pink Texture: Wirecut
Type "C"	Belden Brick Co.	Modular Bismarck Blend A 96-47
Stone:	Rennaisance MasonryUnits	groundface, splitface or pebbleface colors: white, wheat, nutmeg, taupe, cinnamon, sage, olive or paprika.
Window Frames	EVCO Wdw. Co.	UC576411 "Bronze", UC74685 "Sandstone" UC54434 "Aged Copper", White.
Metal Elements: (e.g., light fixtures, signs, street accessories, etc.)	Duranar Paint Finish	PPG No. UC54434 "Aged Copper"

HOEFFERLE-BUTLER ENGINEERING, INC.

8714 South Roberts Road, Hickory Hills, Illinois 60547
(708) 599-8980 Fax (708)599-8790

MEMORANDUM

FROM: John Hoefflerle

DATE: 10.11.99

TO: President & Board of Trustees

FILE # 99.807

SUBJECT: Willow Springs Village Center
Preliminary Review

We have completed our initial review of the Final P.U.D. civil drawing submittals received October 1, 1999. The following comments identify our concerns with the plans and supporting documentation submitted to our office to date for the Village Center Development. These comments represent an attempt to focus our review on the dominant issues associated with the development and include some unresolved issues outlined in our previous memorandums.

Traffic

1. A separate plan indicating designated directional traffic flow patterns as well as delivery routes would be helpful in reviewing proposed improvements. The minimum curb return radius per ordinance is 25 feet. It appears that there will be many tight turning radius situations within the development with radii's less than accepted minimums. The engineer needs to analyze where these conflicts can be avoided by providing adequate turning radii's at curb returns and/or by providing additional directional control. In addition, certain locations assumed to be loading areas do not appear to be adequate in size and/or access geometry. Signage plans will need to be re-visited after additional review of traffic patterns.
2. The parallel loading area and access drive just south of the senior housing is very restrictive. It should be re-examined for truck turning movements. It should be designated as one-way. Also, the route both to and from the area should be analyzed.
3. The parking area for the condominium units just west of the existing Metalock building is not sufficient in width.
4. The Old Colonel Ave. and Willow Blvd. Intersection is very restrictive. Plans call for utilizing this intersection in its present configuration. We would recommend some improvement at this location co-incident with the Village Center improvements since it will be utilized as an important part of the traffic circulation of the Village Center. All of Colonel Avenue is contained within a 33 foot or half right of way. No provision has been made to increase the width of the right of way to accommodate street improvements or utilities in the future.
5. While not a part of current P.U.D. approvals it should be noted that condos along the west side of Colonel Avenue and similar to those shown in Phase I could not utilize the Colonel Avenue pavement for parallel parking. Parking from the proposed 7-11 drive toward Archer Avenue would have to be restricted to allow for vehicles exiting the 7-11 drive. Also parallel parking near the intersection with Willow Blvd. would need to be restricted. Both conditions leaving little space for available parking.

6. The angle and geometrics of the drive exiting the bank drive-through facility are awkward. The loading area access through the parking lot is also very restrictive with respect to turning radii's. Aisles for 60 degree parking should be 17.5 feet in width. The aisle widths in the parking area just north of the banking facility appear to be too narrow. The drive to the east of the banking facility should be designated one-way or the parking stalls removed.
7. The alley between units 13, 21 and 22 should be extended west to connect to the parking area and aisle. Traffic can then be directed to Willow Blvd. This would eliminate an awkward dead-end situation.
8. Garage access to building 21 is not acceptable as it requires a vehicle to back up 120 feet and into an alley way to exit.
9. Onstreet parking in front of building 5 should be eliminated to allow for sufficient room to turn around.
10. The issues related to the Cliff Street alley need to be resolved. The alley located behind the existing homes fronting Cliff Street requires vacating. Part of the alley can be deeded back to those existing homes, the remainder deeded to the Village Center to be utilized for landscaping, screening, and additional area for vehicle backing movements. This is necessary because of the narrow width of the alley.
11. The on street parking in front of building 1 should be eliminated. Also the three onstreet parking spaces in front of building 6. Both would provide for a smoother and un-obstructed access to and from Archer Avenue.
12. The developer needs to clarify how access is provided to existing residents along Archer Avenue and how the project ties in with Rust Street.
13. The alley designated as Patrick Avenue is indicated on the plat as being dedicated to the Village. It was made clear long ago that the Village did not want maintenance responsibility or control of the alleys within the P.U.D..
14. The alley "A" near Cliff Street should have a 6-inch barrier curbing installed along its outer edge. Screening along the east property line needs to be addressed as well as existing alley vacation to allow the necessary space for construction of the alley.
15. The Handicapped Accessible parking stalls should be located the shortest clear path distance to the building access points. Also the number of HA stalls provided needs to be compared to State requirements and increased if necessary.
16. We note that the developer is requesting a variance in 90-degree parking stall dimensions to 9 x 18 feet. We do not have a problem with the shortened stall length as long as there is sufficient area beyond the top of the stalls to permit an overhand without encroaching into a building face, another stall or pedestrian walkway.
17. The existing Old Willow Shopping Center entrance requires modification as part of the Village Center development. Since the developer will install those improvements, additional detail showing those necessary improvements is required.
18. We have received only verbal assurances from the developer that the traffic signal at Market Street is and will be acceptable to IDOT. Apparently, the final decision has been taken out of District One's hands. The developer is responsible for installation of the signal.
19. Typical pavement sections appear to be minimal with regard to aggregate base courses. We would recommend a minimum 10 inch aggregate base course. The use of a geofabric should be investigated.
20. We are not sure of the concept behind the designated secondary street between buildings 11 and 12. It is not a through street. If it were to be extended to Archer Avenue in the future then building 21 should not be allowed to access it for garage parking.

Storm Water

1. Storm sewer calculations were not included in the submittals. The design engineer should verify that all storm sewers with the exception of the main line box culverts are designed to carry the flows from a storm of ten-year intensities using Bulletin 70 data.
2. The drainage report prepared for the project is dated Revised May 1999. The peak 100-year storm event flow rate for existing conditions appears to be compatible with information available to this office, the peak-developed flows will warrant verification by the design engineer. These flows were used to calculate the sizing for the main line box culvert(s) being proposed. Our office also needs to verify the culvert design capacities with the design engineer. We noted in the report that existing culvert inverts were not field verified. It is our opinion that all drainage structure inverts must be field verified prior to construction.
3. The proposed box culvert(s) is being installed only from Archer Avenue to Old Willow Springs Road, this despite the fact that we were told in earlier meetings that the existing culvert was a restriction within the system. The existing ditch adjacent to the small Metra lot just west of Old Willow Springs Road could be filled in with the extension of the box culvert(s) west of Willow Springs Road. The developer has indicated that the existing ditch is railroad property and the Village should advocate with the railroad. The cost of this extension was not factored into their construction budget.
4. The detention calculations submitted did not provide any detention volume for the future phase properties that are east of Willow Springs Road. These properties, almost 3 acres would need to provide their own detention when developed. We would recommend that detention for these future phase properties be included in a large central detention area constructed with Phase I improvements.
5. The detention calculations submitted for the West Side of Willow Springs Road did not provide detention volume for Metallok property, the Metra lot or other future phase properties within the TIF Zoning Area. While future phase properties on the west side of Willow Springs Road still have some flexibility regarding detention it must be remembered that land will need to be set aside for future detention facilities.
6. It should be noted that the area of proposed retention west of Willow Springs Road contains some rather large trees and evergreens.
7. The retention pond west of Willow Springs Road is also too shallow and its side slopes too steep. The shallow depth of only 2 feet will promote weed growth. We believe it should be re-designed and possibly some retaining walls used to minimize the 3:1 side slopes.
8. The retention pond east of Willow Springs Road is also too shallow through it's middle 1/3 of length. We need to try to eliminate the shallow portions of this pond also. We believe that pond aerators will be required in both east and west retention areas.
9. We will need to verify with the design engineer the calculations for the composite "C" value used in the detention calculations. The information provided indicates open spaces approaching 30% of the area of development, which seems on the high side.

Grading

1. Grading around the eastern pond area requires a pedestrian railing. The detail indicated requires additional information.
2. Soil boring locations should be indicated on the plans.

3. We are particularly concerned with the grading of the site where it adjoins future phases and existing residential areas. There appears to be a lack of storm sewer to drain these areas both now and in the future. In addition, first floor elevations of proposed units will be 8 to 10 feet higher than existing elevations. We would caution using the aerial topography to design for the grading of areas peripheral to the site without obtaining some ground topography to verify and better define existing grades.
4. We would recommend that some preliminary grading and drainage calculations be performed for future phase areas.

Sanitary Sewer

1. The existing sewer located within the Cliff Street alley is proposed for use by buildings 1 thru 5. It will need to be televised and reviewed for necessary repairs prior to any engineering approvals of these plans.
2. We will need to further review the sewer flow calculations with the design engineer before commenting on the sanitary system and/or lift station design.
3. Sewer service to building 20 as well as future service to Phase 2 should be reviewed.

Water

1. In general the fire hydrant placement appears adequate. We would recommend additional fire hydrants at the following locations: in the parking lot area just east of and behind the retail building along the east side of Market Street and; along Willow Boulevard just east of the Willow Springs Road bridge.
2. The Justice Willow Springs Water Commission has indicated that to adequately service the completed development of the Village Center area they would need to install a new larger watermain from Hilton and Archer west to Willow Springs Road. This extension is not included in the plan submittal. It is a rather important issue that warrants discussion at this time.
3. Plans for watermain and appurtenances must be acceptable to both the Justice Willow Springs Water Commission and the Willow Springs Fire Department. Written reports and plan reviews should be secured from both entities.
4. Additional valves are recommended at: the north end of the watermain running north and south on Market Street and; the north end of the main running north and south and to the west side of the Market Street area.

General

1. The developer is asking to move Sandi's Auto and Keith's Cartage to the west of Colonel Avenue but still within the Village Center Planned Development District. This will require some discussion, as we do not believe that this is a permitted use within the Village Center District. We will require some additional information and plans outlining this request.
2. The Fire Department needs to provide a written report regarding placement of fire hydrants, emergency access concerns and traffic considerations.

3. All utilities must be installed before street construction, especially along Market Street. Electric and water service connections need to be provided for a possible fountain in the town circle. Water service should be considered for a possible irrigation system throughout Market Street and Boulevard areas.
4. Utility corridors need to be reviewed and the locations of major components pre-determined. This is especially important given the character of the project and the density involved.
5. Per ordinance all properties are to be under single ownership at the time of filing PUD applications.
6. According to the developer Metra has expressed a desire to have acreage set aside for their use to be able to provide parking spaces should or when the need arises. The area discussed for this set aside is to the west of the westerly retention area. While not a part of any detailed review at this time, we should be presented with an overall plan showing general location and future access. This could be part of a plan showing the locations of the Sandi and Keith's Cartage proposed relocations.
7. We discussed a Village Center association of some type to provide a conduit for building and streetscape maintenance and repair. This could also be expanded to include the landscaping of Market Street and surrounds as well as boulevard plantings.
8. The developer has been asked to provide some landscape and streetscape detail for the area under the Willow Springs Road bridge near the existing Metra Station.
9. Photometrics as well as wiring diagrams are required for proposed street lighting. It is our recommendation that all lighting cables be installed within galvanized conduit where cables are to be installed under pavement areas. All other cable should be installed in unit-duct.
10. Provision for the location/screening of reuse containers needs to be addressed given the lack of any extra space that would be available for container storage. Alley widths will present problems with snow and garbage removal.
11. The proposed continuation of the bicycle path should be indicated for areas west of Willow Springs Road.
12. The extent of the burial of existing overhead utility lines along Archer and Colonel needs to be agreed upon. The developer is proposing burial of these lines from Willow Springs Road east to Market Street. We believe burial should extend from the west side of Colonel and east to Glenwood. Also, the overhead lines interior to the district need to be discussed.

The above comments represent our most relevant concerns that would have the greatest impact on the land plan and should be combined the comments of the planner, attorney and other staff consultants before coming to any conclusions. We also assume that all other matters and concerns voiced by this firm and agreed to by the developer, will in fact, be incorporated into the Village Center Plans.

cc: Village Clerk
Village Attorney
Village Administrator
Building Commissioner
Plan Commission
Plan Commission Attorney
Teska Assoc.
Heritage Renaissance Partners, L.L.C.
Bollinger, Lach & Associates, Inc.
Yas/Fischel Partnership
Christopher B. Burke Eng., Ltd.



EXHIBIT "C"
TO
VILLAGE OF WILLOW SPRINGS
ORDINANCE NO. 99-0-46

SEE ATTACHED LIST OF APPROVED FINAL PLANS
(ENGINEERING, LANDSCAPE,
ARCHITECTURE, LIGHTING AND SIGNAGE)

Property of
County Clerk's Office

Y A S / F I S C H E L P A R T N E R S H I P

A R C H I T E C T U R E + U R B A N D E S I G N
1603 ORRINGTON AVENUE EVANSTON ILLINOIS USA 60201-3841

COPY

8 November 1999

To: Village of Willow Springs
From: Stephen Yas, AIA
Re: Village Center Project - Phase I

The following is a list of drawings submitted for final P.U.D. The date of all of the following drawings is 3 November 1999:

C0 P.U.D. Cover Sheet

Engineering (Bollinger, Lach & Associates)

- CE-1 Title Sheet
- CE-2 General Notes
- CE-3 General Notes
- CE-4 Geometry Plan
- CE-5 Geometry Plan
- CE-6 Grading Plan
- CE-7 Grading Plan
- CE-8 Erosion Control Plan
- CE-9 Erosion Control Plan
- CE-10 Utility Phasing Plan
- CE-11 Utility Phasing Plan
- CE-12 Plan & Profile Willow Boulevard
- CE-13 Plan & Profile Willow Boulevard
- CE-14 Plan & Profile Willow Boulevard
- CE-15 Plan & Profile Patrick Avenue
- CE-16 Plan & Profile Alley A & D and Rachel Road
- CE-17 Plan & Profile Alley C - Plan View Market Street
- CE-18 Plan & Profile Market Street/Old Colonel
- CE-19 Sanitary Sewer Profile
- CE-20 Box Culvert Plan
- CE-21 Box Culvert Details
- CE-22 Lift Station Plan
- CE-23 Lift Station General Notes
- CE-24 Lift Station General Notes
- CE-25 Details

EXHIBIT "C"
PAGE 1 OF 3

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- CE-26 Details
- CE-27 Details
- CE-27A Details
- CE-28 Archer Avenue Cover Sheet
- CE-29 Archer Avenue Plan and Profile
- CE-30 Archer Avenue Plan and Profile
- CE-31 Archer Avenue Cross Section
- CE-32 Archer Avenue Cross Section
- CE-33 Archer Avenue Cross Section
- CE-34 Archer Avenue Cross Section
- CE-35 Archer Avenue Cross Section
- CE-36 Archer Avenue Cross Section
- CE-37 Archer Avenue Cross Section
- CE-38 Archer Avenue Cross Section
- CE-39 Archer Avenue Cross Section
- CE-40 Archer Avenue Cross Section
- CE-41 Archer Avenue Cross Section
- CE-42 Final Subdivision & P.U.D. Plat
- CE-43 Final Subdivision & P.U.D. Plat
- CE-44 Final Subdivision & P.U.D. Plat
- CE-45 Final Subdivision & P.U.D. Plat
- CE-46 Final Subdivision & P.U.D. Plat
- CE-47 Final Subdivision & P.U.D. Plat

Landscape (Teska Associates, Inc.)

- L-1 Landscape Master Plan East
- L-2 Landscape Master Plan West
- L-3 Landscape Plan
- L-4 Landscape Plan
- L-5 Landscape Plan
- L-6 Landscape Plan
- L-7 Landscape Plan
- L-8 Landscape Plan
- L-9 Landscape Details
- L-10 Townhome Front Yard Foundation Planting

Architecture (Yas/Fischel Partnership)

- A1 Market Street Paving Plans
- A2 Detail Paving Plans
- A3 Detail Paving Plans
- A4 Details
- A5 Details
- A6 Details



EXHIBIT "D"
TO
VILLAGE OF WILLOW SPRINGS
ORDINANCE NO. 99-0-46

SEE ATTACHED TESKA ASSOCIATES, INC.
MEMORANDUM DATED NOVEMBER 11, 1999

Property of Cook County Clerk's Office

MEMORANDUM

DATE: November 11, 1999

TO: Terrance M. Carr, President
and Village Board Trustees
Village of Willow Springs

FROM: Konstantine T. Savoy, AICP
Senior Associate

SUBJECT: Village Center PUD - Final Approval (Phase 1)

This report provides my comments on final plans submitted by Heritage Renaissance Partners for the Village Center planned unit development, last revised on November 3, 1999, and conceptual architectural elevations dated October 15, 1999. The comments provided below have been separated into two groups, *necessary revisions* and *conditions for approval*. The *necessary revisions* refer mostly to minor details that should be addressed prior to the construction phase and the *conditions for approval* refer to guidelines and recommendations that the developer has agreed to and should be included in the adoptive ordinance. Many of the items outlined in my earlier report have been satisfactorily addressed by the developer. Several comments contained herein have been agreed to by the developer, but shall remain in my report to document the final agreed to solution.

The recommendation before the Village Board by the Plan Commission is for final approval of Phase 1 of the Willow Springs Village Center - Planned Development Special Use to permit the construction of a mixed use project consisting of residential, senior housing, retail and office uses in accordance with the final development plans. Plans shown for Phases 2 and 3 are provided for conceptual planning purposes only and are not part of the final plan approval at this time. Thus, no comments are provided.

This report only addresses planning issues. All engineering and legal issues shall be addressed separately by the Village engineer and attorney.

Necessary Revisions

1. The sidewalk/bike path along the east side of Willow Springs Road shall be indicated as an 8 ft. wide asphalt surface in accordance with Federal and IDOT standards for bikeways.
2. Two additional light fixtures should be added underneath the bridge on Willow Boulevard to create an attractive and safe environment. Additional lighting should also be provided in the parking-lot north of Willow Boulevard, west of Market street
3. The gateway design at the corners of Willow Springs Road and Archer Avenue shown on the landscape plan shall be deleted from the geometry plan to avoid conflict with the landscape plan.
4. Trees should be continued along the south side of Willow Boulevard, west of Willow Springs Road.

5. The Final Plan documents should contain a photometric plan overlay to establish acceptable minimum light levels in all public use areas.
6. The lighting plan, sheet LT3, should be changed to include the Type E lighting fixture
7. A traffic management plan shall be provided to indicate traffic circulation patterns for commercial delivery vehicles and adequacy of curb radius'. The traffic management/circulation plan shall be reviewed by the Village Engineer to determine adequacy of curb radii, and by the Fire and Police Chiefs to address public safety issues.
8. Patrick Avenue shall be indicated as a private road.
9. The existing sidewalk along the north side of Archer Ave., east of Market Street, should be maintained in the Final Plan.

Conditions for Approval

10. Evidence from IDOT and they will sell or lease their land for parking and landscape improvement.
11. The Developer shall be responsible for installation of a traffic signal at Archer Avenue and Market Street when this intersection meets IDOT criteria.
12. All of the parking provided north of Willow Blvd. adjacent to the Civic/Metra use area shall be reserved for these uses, and not be counted toward satisfying the parking requirements for the retail (except for 8 spaces per the parking plan), office and residential portions of the project south of Willow Blvd.
13. No on-street parking shall be counted toward satisfying the parking requirement for any residential use.
14. The minimum widths of the townhome units shall be 22 ft, with minimum of two units in each building group to be a minimum of 24 ft wide.
15. Each attached dwelling shall have a two car garage.
16. Each condominium unit will have a minimum of two bedrooms, and will contain a minimum of 1,150 sq. ft. of floor area, with the exception that four one-bedroom units with a minimum of 900 sq. ft. shall be allow in the six story building at the north end of Market Street. Each penthouse unit on the six story building shall exceed 1,600 square feet. The average size of all condominium units in the six story building shall be 1,200 sq. ft.
17. The Developer will provide a minimum 2 foot variation in building facade setbacks as indicated on architectural elevation provided on sheet A8, dated 10/15/99.
18. Along Willow Boulevard and Market Street the Developer shall provide 1,300 square feet of retail space on the 1st floor of the condo building, and 2,300 square feet of retail space in the first floor of the senior building.
19. The Developer shall pay for the design of signs, historic markers, statutes and/or monuments in accordance with I & M Canal historic interpretive wayfinding program plans approved by the Village.

20. All alleys shall be privately maintained.
21. The Developer shall install all of the landscaping shown within the Archer Avenue right-of-way in the first phase of the project.
22. Developer of proposed condo building on the east side of Colonel Street is to provide final landscape plans to Village for final approval once building design has been finalized.
23. The Developer shall pay for the removal and relocation of the bus shelter at the southeast corner of Willow Springs Road and Archer Avenue to a site determined by the Village and PACE.
24. The location of electric box pedestals, transformers and other electrical equipment within the public streetscape areas shall be submitted to the Village for final approval.
25. The Developer shall contribute the cost of the focal point (e.g. fountain, sculpture) to be provided in the center of the traffic circle at the end of Market Street as stated in the Development Agreement, including design fees. The final solution shall be determined by a committee appointed by the Mayor.
26. The Developer shall provide property owners covenants to ensure the maintenance of all common areas, to be approved by the Village attorney.
27. The Developer shall be responsible for providing banners for those fixtures along Market Street to add interest and color to the retail center. Final banner design shall be approved by the Village.
28. The design of the "civic site" shall include a tall architectural structure to serve as a focal point (such as a clock tower) providing an attractive, "landmark" identity terminus of Market Street. This structure should also provide shelter for the open plaza area between the Village Hall and commercial buildings for commuters and civic events (concerts, art exhibits, etc.).
29. The Developer shall comply with the architectural guidelines for the townhomes as described in the document attached to this report.
30. The Developer shall comply with the materials and finishes guidelines as described in the document attached to this report from Yas/Fischell Partnership, dated 10/15/99.

Recommendation

The Developer is requesting final approval based on plans, agreements and other information submitted to date. I recommend that the Village Board approve *Phase 1* of the Willow Springs Village Center - Planned Development Special Use in accordance with the final development plans and architectural elevations dated 10/15/99, respectively. This approval shall be subject to the Developer modifying such plans to conform to the recommendations contained in final review reports from Teska Associates, Inc. and Hoeffler - Butler, except as revised by the Village Board, prior to issuance of building permits.

cc: Rick Saks, Village Administrator
Rick Skrodzki, Village Attorney
John Hoeffler, Village Engineer
Tom Walsh
Steve Yas

Y A S A F I S C H E L P A R T N E R S H I P

ARCHITECTURE - URBAN DESIGN
1005 ORRINGTON AVENUE EVANSTON ILLINOIS USA 60201-5841

15 October 1999

WILLOW SPRINGS VILLAGE CENTER

Materials and Finishes Guidelines
Building Exteriors and Site Elements

The following specific materials are submitted as proposed guidelines for material type, texture and color. These materials are not intended to specify any particular manufacturer, color or material direction.

Cover Change

Category	Manufacturer	Color or Finish
Brick Masonry:		
Type "A"	Taylor Clay Products	Color: 616 Pink Texture: Wirecut
Type "B"	Taylor Clay Products	Color: 306 Pink Texture: Wirecut
Type "C"	Belden Brick Co.	Modular Bismarck Blend A 96-47
Stone:	Rennaisance Masonry Units	groundface, splitface or pebbleface colors: white, wheat, nutmeg, taupe, cinnamon, sage, olive or paprika.
Window Frames	EVCO Wdw. Co.	UC576411 "Bronze", UC74685 "Sandstone" UC54434 "Aged Copper", White.
Metal Elements: (e.g., light fixtures, signs, street accessories, etc.)	Duranar Paint Finish	PPG No. UC54434 "Aged Copper"

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EXHIBIT "D"
PAGE 4 OF 5

UNOFFICIAL COPY

WILLOW SPRINGS VILLAGE CENTER ARCHITECTURAL GUIDELINES FOR RESIDENTIAL TOWNHOMES

09156706

Page 49 of 50

Rec'd 10/18

I. Elevations

- Townhomes will maintain the architectural character of the elevations presented in the PUD architectural submittal October 14, 1999.
- The Developer will have the ability to interchange unit facades and options so long as elevation character and material usage is maintained.
- Major and minor side elevations will maintain the architectural character and material usage as presented in the PUD architectural submittal October 14, 1999.
- A minor side elevation is defined by a building separation of 15 to 20 feet in Phase I and II.

II. Materials

- Face Brick (Standard/Running Bond)
- Ground Face Masonry (Tren Stone or equal)
- Vinyl Siding (Double 4" Vainrain by Variform)
- Roofing (Asphalt Roof Shingles)
- Decks (Pressure Treated Wood)
- Vinyl Shutters (Panel)

III. Colors

- Colors of materials will maintain continuity with those of the commercial architecture's theme. However, they will be allowed to vary due to differences in materials, manufacturers and availability.
- Subtle variations in material colors will be allowed to create variety between buildings and within buildings.

STATE OF ILLINOIS)
) S.S.
COUNTY OF C O O K)

CERTIFICATE OF PUBLICATION OF ORDINANCE

I, Sue M. Fredrickson, certify that I am the duly elected and acting Village Clerk of the Village of Willow Springs, Cook County, Illinois.

I further certify that on November 11, 1999, the Corporate Authorities of such municipality passed and approved Ordinance No. 99-0-46, entitled:

"AN ORDINANCE APPROVING FINAL PLANS AND GRANTING A SPECIAL USE FOR PHASE I OF A MIXED-USE PLANNED UNIT DEVELOPMENT WITHIN THE VILLAGE CENTER PLANNED DEVELOPMENT (VC-PD) DISTRICT (HERITAGE RENAISSANCE PARTNERS) "

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 99-0-46, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on November 11, 1999, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

DATED at Willow Springs, Cook County, Illinois, this 22nd day of November, 1999.

Sue M. Fredrickson
Village Clerk

(SEAL)

